

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2017
Frontage (ft):	Bathrooms:	2	Age:	7
Lot Area:	Full Baths:	2	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,537.60
Rear Yard Exp:	Maint. Fee:	489.23	For Tax Year:	2023
View:	Yes		P.I.D.:	030-222-419

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete,Glass	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	462
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : City and Mountain Views
Mgmt. Company:	Rancho Management Services - 604-684-4508
Complex / Subdiv:	
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 459 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS4403 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,Exercise Centre,In Suite Laundry,Playground,Pool; Outdoor,Sauna/Steam Room,Swirlpool/Hot Tub,Tennis Court(s),Concierge
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 11'4			
Main	Kitchen	8'5 x 8'7			
Main	Dining Room	8'5 x 11'4			
Main	Primary Bedroom	12'5 x 8'2			
Main	Bedroom	11'0 x 9'4			

Finished Floor (Main):	751 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	751 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	751 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Park Avenue! The luxury condo building by Concord Pacific. This 2 bedroom/2 bath unit offers views of the City and Mountains. You are truly living among the clouds on the 47th floor! Enjoy every sunset with a Western exposure. This spacious 751 sqft open concept floorplan offers laminate flooring throughout, insuite washer/dryer, high-end kitchen with stainless steel appliances, quartz countertops and undermount sink, 2 parking stalls and a storage locker. The amenities are second to none! Comes with 2 parking spaces and 5 lockers!! Enjoy an outdoor swimming pool, hot tub, sauna, tennis courts, playground, movie theatre and MUCH more. Walking distance to skytrain and all that Surrey Central has to offer (including SFU). This property has total rental income of \$3245.